

104.0

0003

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

785,600 / 785,600

USE VALUE:

785,600 / 785,600

ASSESSED:

785,600 / 785,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
32		LONGMEADOW RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	GORGIEVSKI LILLIE
Owner 2:	
Owner 3:	

Street 1: 32 LONGMEADOW ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: LENEF ALAN &amp; LORI -

Owner 2: -

Street 1: 32 LONGMEADOW ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	4									441,000						441,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		7000.000	344,600		441,000	785,600			66895
									GIS Ref
									GIS Ref
									Insp Date
									10/02/18
									10/0266!

PREVIOUS ASSESSMENT								Parcel ID	104.0-0003-0004.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	101	FV	344,300	0	7,000.	441,000	785,300	785,300	Year End Roll
2019	101	FV	272,900	0	7,000.	441,000	713,900	713,900	Year End Roll
2018	101	FV	270,900	0	7,000.	378,000	648,900	648,900	Year End Roll
2017	101	FV	270,900	0	7,000.	352,800	623,700	623,700	Year End Roll
2016	101	FV	270,900	0	7,000.	302,400	573,300	573,300	Year End
2015	101	FV	264,400	0	7,000.	270,900	535,300	535,300	Year End Roll
2014	101	FV	264,400	0	7,000.	250,700	515,100	515,100	Year End Roll
2013	101	FV	264,400	0	7,000.	239,100	503,500	503,500	12/13/2012

Source:	Market Adj Cost	Total Value per SQ unit /Card:	389.72	/Parcel: 389.7

Entered Lot Size	Total Land:	Land Unit Type:

**USER DEFINED**

Prior Id # 1: 66895

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LENEF ALAN & LO	1234-149		3/15/2001		430,000	No	No		
HARDING JEFFREY	1153-50		3/22/1996		250,000	No	No	Y	

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
Number	By
7/3/2018 913	Name
Addition	Chris C
11/27/2017 1568	CC
Redo Kit	Chris C
7/10/2013 1049	EMK
Manual	Ellen K
11/3/2003 941	163
Addition	PATRIOT
3/16/1998 130	MM
Manual	Mary M
6,000	263
	PATRIOT
3/24/1992 89	264
6,500	PATRIOT
	Mary M
	12/1/1981
Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:															
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	Kits: 1	Rating: Good	A Kits:	Rating:	Fpl: 1	Rating: Average	WSFlue:	Rating:	<b>RESIDENTIAL GRID</b>						
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				1st Res Grid Desc: Line 1 # Units: 1										
Grade: C+ - Average (+)	Year Blt: 1952	Eff Yr Blt:	Alt LUC:	Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2		Lvl 1								
Jurisdct:		Fact: .	Const Mod:	Total Units:				Lower										
Lump Sum Adj:				Floor:				Totals	RMS: 7	BRs: 3	Baths: 2	HB						
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall:	%	Location:				Exterior:	No Unit	RMS	BRS	FL						
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	%	Total Units:				Interior:	1	7	3							
Bsmnt Flr: 4 - Carpet	Subfloor:	Bsmnt Gar:		Floor:				Additions: 2003										
Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S		% Own:				Kitchen:										
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1		Name:				Baths:										
% Heated: 100	% AC: 100	% Solar HW: NO	% Central Vac: NO	Total:	26.4 %			Plumbing:										
% Com Wall:	% Sprinkled:							Electric:										
<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>DEPRECIATION</b>				<b>TOTALS</b>						
Basic \$ / SQ: 125.00	Size Adj.: 1.29822814	Const Adj.: 1.03020000	Adj \$ / SQ: 167.179	Other Features: 86708	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	Rate	Parcel ID	Typ	Date	Sale Price	1	7	3			
Subfloors:				LUC Factor: 1.00	Adj Total: 468158	Depreciation: 123594	Deprecated Total: 344565	WtAv\$/SQ:		AvRate:		Ind.Val						
				Juris. Factor:														
				Special Features: 0														
				Final Total: 344600														
				Val/Su Net: 121.47														
				Val/Su SzAd: 212.74														
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 104-0-0003-0004.0									
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N	Total Yard Items:					Total Special Features:								Total:				

The sketch shows a rectangular property outline divided into several sections labeled with room names and dimensions. Key labels include 'WDK (205)' at the top right, 'FPL (88)' in the middle right, 'GAR (132)' at the bottom right, and 'BMT (792)' in the center. Other labels like 'SFL', 'FFL', and '12' are also present.

<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>						
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	907	167.180	151,632	BMT	100	RRM	50	G	
BMT	Basement	792	70.590	55,908						
SFL	Second Floor	713	167.180	119,165	SFL	90				
WDK	Deck	205	11.210	2,297						
GAR	Garage	132	34.960	4,615						
EFP	Enclos Porch	88	59.920	5,273						
Net Sketched Area: 2,837				Total: 338,890						
Size Ad	1619.7999	Gross Are	2916	FinArea	2016					

**IMAGE**

A photograph of a single-story house with a white vinyl siding exterior. It features a central entrance with a small porch, dark shutters on the windows, and a light-colored roof. The house is surrounded by a lawn and some trees.

**AssessPro Patriot Properties, Inc**